

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SEVEN (7) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0201, 0303, 0403, and 0404, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$9,900.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired seven (7) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 0201, 0303, 0403, and 0404, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said seven (7) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned seven (7) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 0201, 0303, 0403, and 0404, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$9,900.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of seven (7) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0201, 0303, 0403, and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these six (6) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

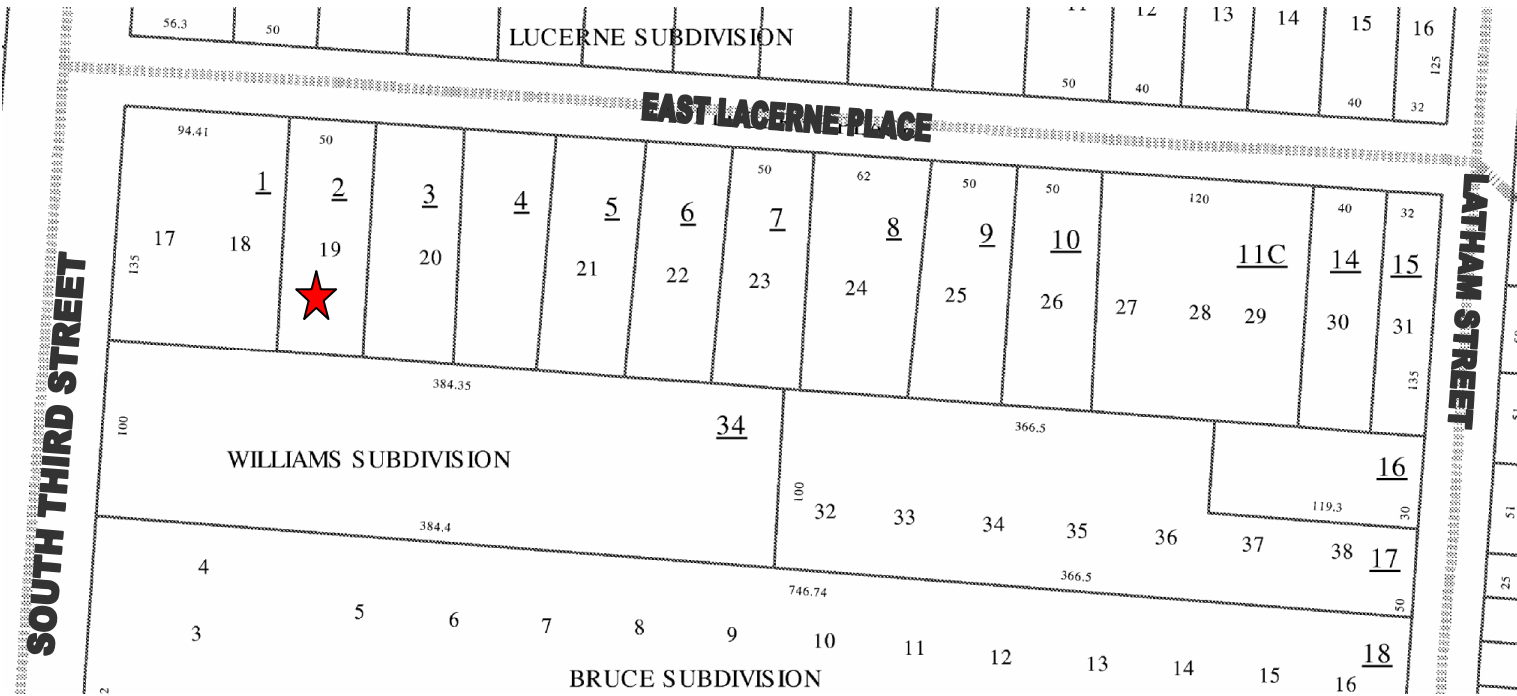
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
11130	0005	01303200000020	225 Lucerne Place 50' x 135'	RES	\$12,418.81	Trustees Calvary Rescue Mission	\$2,500.00	\$1,500.00 Vacant Lot	Investment
638	0303	013032000000030	227 Lucerne Place 50' x 135'	R-MM	\$3,376.43	Trustees Calvary Rescue Mission	\$2,500.00	\$1,500.00 Vacant Lot	Investment
608	0201	013032000000150	285 Lucerne Place 32' x 135'	R-MM	\$8,911.52	Trustees Calvary Rescue Mission	\$1,700.00	\$1,200.00 Vacant Lot	Investment
2382	0404	025075000000020	Mississippi Blvd. 37' x 65'	R-ML	\$3,913.64	Lorene Jones	\$1,000.00	\$500.00 Vacant Lot	Expand Property Size
2810	0403	027005000000600	927 Tully St. 30' x 180'	R-D	\$1,180.20	Brenda Gordon & Willie Gordon	\$1,500.00	\$1,500.00 Vacant Lot	Expand Property Size
3732	0404	031105000000080	1967 E. McLemore 44' x 150'	R-D	\$10,460.54	Timothy Green	\$2,000.00 Bid Off	\$2,500.00 Vacant Lot	Expand Property Size
5469	0403	040023000000200	1411 Bellevue St. 31' x 106'	R-D	\$4,302.20	Louis Brown, Jr.	\$1,500.00	\$1,200.00 Vacant Lot	Expand Property Size

7 Properties

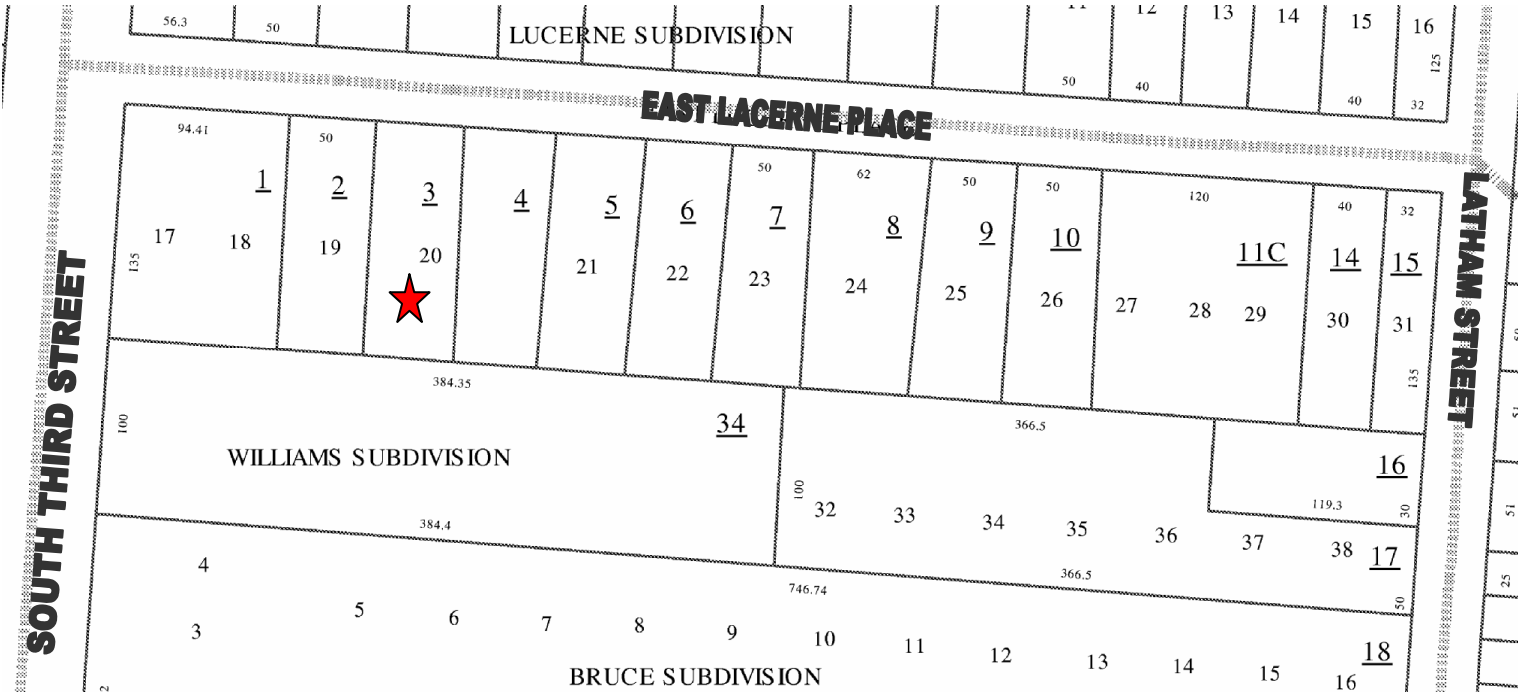
Total \$ 9,900.00

Ward 13



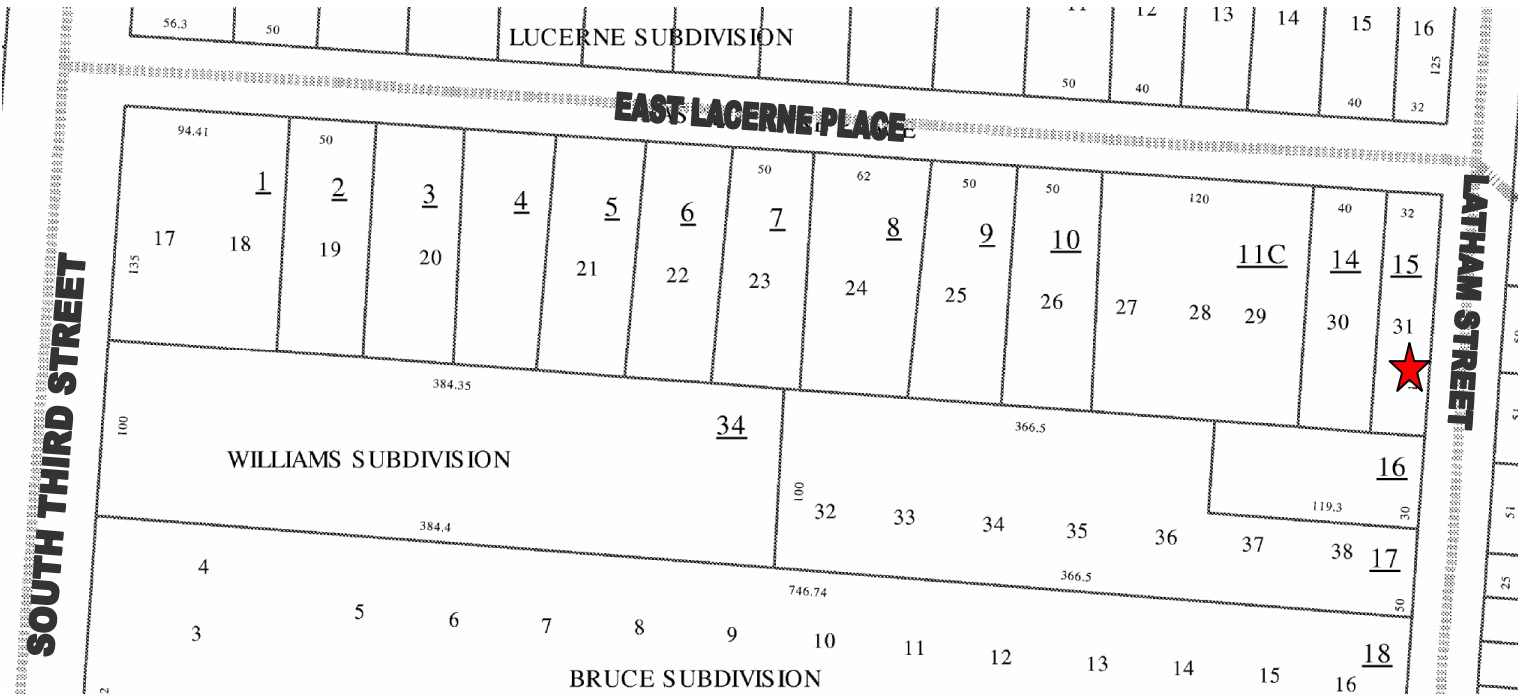
013 0320 0 00002 0

Ward 13



01303200000030

Ward 13



013 0320 0000150

Ward 25



025 0750 0 00002 0

Ward 27

VOLLINTINE AVENUE

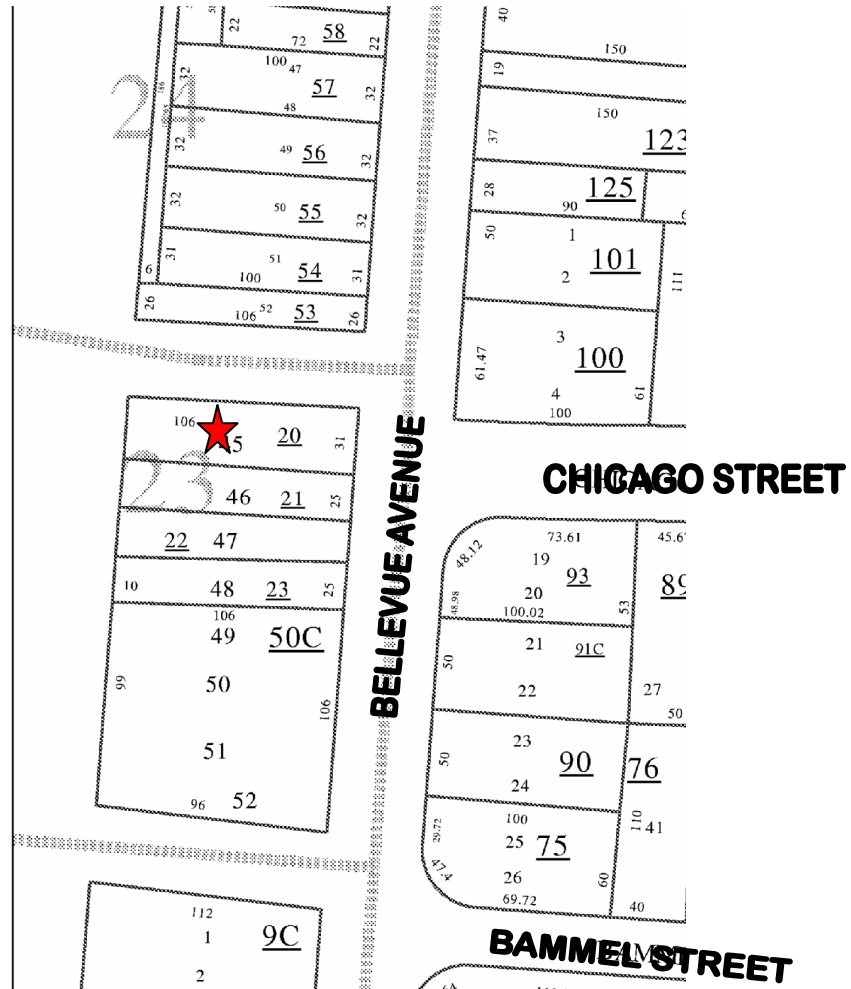


027 0050 0 00060 0

Ward 31



Ward 40



040 0230 0 00020 0